



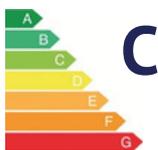
6 LETHNOT GARDENS, CARNOUSTIE, DD7 6GY

DETACHED VILLA



Key Features

- Set within a very desirable residential area
- A spacious family home of generous proportions
- Gas central heating & double glazing.
- Front garden with driveway leading to a garage
- Enclosed rear garden with sunny patio area.



OFFERS OVER
£240,000

Property Description

This deceptively spacious DETACHED VILLA must be viewed to appreciate the size of accommodation on offer. Set within a quiet cul-de-sac in an very popular area, close to all local amenities and services including popular Primary and Secondary Schools the property offers bright spacious room and has the advantage of a driveway leading to a garage with power and light. Decorated in fresh neutral tones with gas central heating and double glazing. There is a spacious lounge, a bright sunny dining kitchen with patio doors leading into the rear garden, a conveniently located wc, on the upper floor area 3 double bedrooms, the master with an en-suite shower room, and a family bathroom. Outside the driveway provides parking for two cars and leads to a garage, to the rear is an enclosed garden laid out in lawn with a sunny patio area.

ACCOMMODATION:

Hallway, Lounge, Kitchen with Dining Area, WC, 3 Bedrooms (master with en-suite) & Family Bathroom.

HALLWAY:

Entry is via a double glazed door into the hallway with a staircase leading to the upper floor.

WC:

Approx. 3'2 x 5'5. Side facing window, wc and wash hand basin, bathroom fittings and a radiator.

LOUNGE:

Approx. 13'8 x 14'1. Double glass panel doors lead into this delightful spacious lounge which has a front facing bay window, TV and telephone points and a radiator.

KITCHEN WITH DINING AREA:

Approx. 22'4 x 10'. A feature of this home is the splendid well-appointed dining kitchen which has a sunny dining area with ample room for a table and chairs and patio doors leading out into the garden. the kitchen area has a breakfast seating area and is fitted with base and wall units with coordinating work surfaces incorporating a stainless steel sinks with mixer tap. There is an electric oven, 5 burner gas hob and extractor hood above, plumbed space for an automatic washing machine, space for a dishwasher and fridge/freezer. There is also a large under stair storage cupboard and a radiator.



UPPER HALLWAY:

An access hatch leading into the loft and a radiator.

BEDROOM 1:

Approx. 11' x 14'3. A bright spacious rear facing master bedroom with a double shelved and hanging wardrobe, radiator and access into the ensuite.

EN-SUITE:

Approx. 3'10 x 7'2. With a vanity unit incorporating the wc and wash hand basin, and a double shower enclosure housing a power shower finished with modern tiling. Expelair and bathroom fitments.

BEDROOM 2:

Approx. 11'2 x 10'. A delightful well proportioned front facing bedroom with a double shelved and hanging wardrobe, and a radiator.

BEDROOM 3:

Approx. 8'3 x 12'3. Front facing double bedroom with a shelved and hanging wardrobe, a cupboard housing the water tank, and a radiator.

FAMILY BATHROOM:

Approx. 6'10 x 7' Rear facing bathroom with a vanity unit incorporating the wc and wash hand basin, a bath with a shower to tap, bathroom fitments, Expelair, shaver point and a radiator.



Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

Connelly & Yeoman
Solicitors Estate Agents

tspc

Connect with us

